

COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 21/02180/REM

Proposal: Reserved matters application for 19/00616/OUT - seeks approval of all reserved matters (excluding access as determined at the outline stage), namely, the layout, appearance, landscaping and scale for the development. Accompanying this reserved matters application submission is information relation to conditions 1, 5, 6, 7, 11, 12, 13 and 17 of 19/00616/OUT

Location: OS Parcel 9507 South Of 26 And Adjoining, Fewcott Road, Fritwell

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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Transport Schedule

Recommendation:

No objection subject to conditions

Key issues:

- Proposal seeks to erect 38 dwellings with access from Fewcott Road.
- The principle of development and access arrangements were agreed at outline stage, with the legal agreements (S106, S38 & S278) agreed or to be agreed to secure these are constructed in accordance with the approved plans. This application is just to agree internal measures.
- Car & Cycle parking was agreed at outline stage and remains the same. No car-club spaces are being provided on the site, the argument for this is considered poor and it is therefore recommended that this is revisited.
- Since the outline application was approved, the Oxfordshire Electric Vehicle Infrastructure Strategy has been adopted (March 2021), the site therefore needs to be in line with the adopted standards and a condition has been included.
- A swept path analysis for the refuse vehicles accessing the site has been provided, this shows the vehicles which will be the largest accessing the site (11.6m long) needing to use the whole width of the access when turning in/out. Due to low speeds and adequate visibility at this point this is considered acceptable.

Conditions:

Electric Vehicle Charging

Prior to first occupation the applicant must submit plans to the Local Planning Authority for the Electric Vehicle Charging points across the site in line with Policy EVI8 and thereafter construct according to the agreed plans.

Reason: To ensure the site is in line with Policy EVI8.

Detailed comments:

Vehicle Tracking

The applicant has submitted a swept path analysis for the refuse vehicles using the site (11.6m), this shows the vehicles can safely manoeuvre around the site but require both

lanes when entering/exiting. This is not ideal but as the speeds and traffic will be low and visibility considered adequate, this arrangement is considered acceptable.

Car Parking

The number of bays is in line with Oxfordshire County Council's parking standards and is accepted, however, in March 2021 the Oxfordshire Electric Vehicle Infrastructure Strategy was adopted, Policy EVI 8 states that where parking is to be provided, planning permission will only be granted for developments if:

- Provision is made for EV charging points for each residential unit with an allocated parking space; and
- Non-allocated spaces are provided with at least 25% (with a minimum of 2) having electric charging points installed.

A planning condition has been included which requires the applicant to provide the correct number of EV charging points in line with Policy EVI8.

The Technical Note states that no car club bays will be provided because the site is not sustainable. This is not considered a reasonable argument for not providing any car-club spaces. It is not only in sustainable areas that car club bays are provided, there are several reasons people might not want/need to own a car but have access to one. As such it is strongly recommended that the applicant provide at least 1 bay allocated for car-clubs and the Local Highway Authority encourage discussion with a provider at the earliest opportunity.

Officer's Name: Will Madgwick

Officer's Title: Transport Planner

Date: 4 August 2021

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Local Lead Flood Authority

Recommendation:

No Objection to Discharge of Conditions

Detailed comments:

Condition 11 can be discharged in accordance with the referenced document;

“Condition 11 Report – Surface Water Drainage Scheme”, Dated 7th May 2021.
File name: rdct P18-654 - Fewcott Rd Fritwell - Condition 11 Report 070521(1)

Officer’s Name: Sujeenthan Jeevarangan

Officer’s Title: LLFA Planning Engineer

Date: 3rd August 2021